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DEPARTMENT OF PLANNING AND LAND USE

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION

October 9, 2008

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

POD 08-011, LOG NO. 08-00-005; Zoning Ordinance Amendments. The project proposes amendments to the County of San Diego Zoning Ordinance. The project is located throughout the entire unincorporated area of San Diego County. The proposed amendments to the Zoning Ordinance contain minor revisions, criteria to allow Certified Farmer's Markets within appropriate locations ensuring compatibility with surrounding uses and properties, and a new Family Burial Plot accessory use to allow for family burials on parcels of more than 10 acres.

These Zoning Ordinance Amendments will include a total of 25 revisions to the ordinance. The amendments consist of the following:

- Section 1006: would add that the Zoning Ordinance does not apply to County owned property where there is public management of waste.
- Section 1110: would add definitions for Certified Farmers' Market and Farmers' Market, Certified. It would also amend the definitions for Borrow Pit, Cemetery, Setback, Front Yard and Trailer Coach.

- Section 1545: would add the new Transient Habitation, Rental Units section that includes rental homes, townhomes and condos that are not the primary residence of the person renting it on a daily, weekly or monthly basis.
- Section 4105: would add a note at the end of the section to see sections 6156 and 6160.
- Section 5756: would add Certified Farmers' Market to the Site Plan Required section and describe it as a temporary use.
- Section 6102: would add Certified Farmers' Market to the list of Temporary Uses
- Section 6122: would add a new Certified Farmers' Market section with the zones it is allowed and the limitations to the use, such as the hours of operation, sales area, what may be sold, that enclosure regulations do not apply and that the market must comply with state code.
- Section 6156: would amend the Greenhouse accessory use regulation and add Family Burial Plot as a residential accessory use when a property owner lives in a primary residence on the property.
- Section 6158: would add the Fallbrook Village Zones to the Outdoor Café Seating and Sidewalk Café commercial accessory use regulations.
- Section 6252: would add a sign for a boutique winery to be exempt from sign regulations when under 12 square feet in size.
- Section 6456: would require that the recreational vehicle park manager reside continuously within the park.
- Section 6514: would update the Board Policy number in the last sentence to I-102 instead of I-101.
- Section 6534: would update the Board Policy number in the last sentence to I-102 instead of I-101.
- Section 6557: would add a new Extractive Exception section by taking the Borrow Pit regulations from the definitions and adding these regulations to this new section. The exception regulations remain the same.
- Section 6814: would add Certified Farmers' Market as exempt from the enclosure matrix.
- Section 6903: would add to the lot line location section that lot lines shall not be relocated in conflict with State Code section 66428.a.2.

- Section 6975: would add to the Recycled Processing Facility section that on-site sale of end products is allow incidental to the use of the processing facility.
- Section 7175: would add a new section to state that a minor deviation or modification to a site plan is not required with established setbacks for an accessory structure or use listed in sections 6150-6199.
- Section 7354: would amend the Use Permit section to state that the plot plan must show all structures on the property.
- Section 7366: would amend the filing timing subsection of the appeal section to indicate that any appeal must be filed before the close of business on the 10th day or must be postmarked with the date of the 10th day.
- Section 7609: would add Administrative Permit to the Minor Deviation regulations.

Comments on this proposed Negative Declaration must be received no later than November 7, 2008 at 4:00 p.m. (a 30 day public review period). This proposed Negative Declaration can also be reviewed at the following Library Branches: Alpine, Bonita, Borrego Springs, Campo, Casa de Oro, Crest, Descanso, Fallbrook, Jacumba, Julian, Lakeside, Pine Valley, Potrero, Ramona, Rancho San Diego, Rancho Santa Fa, Spring Valley or Valley Center. For additional information, please contact Carl Stiehl at (858) 694-2216 or by e-mail at Carl.Stiehl@sdcounty.ca.gov.